

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, June 1, 2007, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
 - B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of May 18, 2007**
 - C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
 - D. Formation of Consent Calendar**
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Agenda Items

1. [Ildica Condominiums; Tentative Map - TM 5486; Spring Valley Community Planning Area \(Konar\)](#)

The project is an 11-unit condominium subdivision of a recently approved apartment complex that has been constructed but is not yet occupied. The apartment complex was approved per Site Plan review permit S03-041. The 0.99-acre property is located in the Spring Valley Community Plan. The General Plan Regional category is CUDA. The General Plan land use is (7) Residential Use (10.9 dwelling units per acre) and the Zoning is RV11 (Variable Family Residential) - 10.9 dwelling units per acre. The project is located at 8746 Ildica Street.

2. Cricket Communications, Lakeside Mini Storage Telecommunications Facility; Major Use Permit - P06-042, Lakeside Community Planning Area (Johnston)

This is a request for Major Use Permit P06-042 for a wireless telecommunication facility. The proposed Cricket Communications facility consists of a new 50-foot flag pole. Three panel antennas will be housed inside the 9-inch diameter flag pole. A Nortel CMO equipment cabinet will be housed inside an existing 10-foot x 10-foot storage unit, with an 8-foot high roll up door. The subject property is 2.21 acres in size, and contains the Lakeside Mini Storage facilities. The subject property has a RU29 Residential Urban zoning designation, is subject to the General Plan (9) Residential Use Regulations and is located at 10046 River Street.

3. Cricket Communications, Hillside Community Church Telecommunications Facility; Major Use Permit Modification - P64-091W¹, Valle de Oro Community Planning Area (Johnston)

This is a request for a modification of Major Use Permit P64-091 for the Hillside Community Church and School which was approved on August 14, 1964. The project proposes to place three antennas into a proposed 18-foot high steeple on an existing church. The proposed overall height will be 35 feet with the proposed antennas to reside at approximately the same height. The equipment used by the antennas will be located adjacent to the existing church at ground level, in an attached 8-foot x 12-foot x 6-foot high Concrete Masonry Unit (CMU) equipment shelter. The design of the antennas is stealth and will not be visible from adjacent parcels. The subject property has an A70 Limited Agriculture zoning designation, is subject to the General Plan (3) Residential Use regulations and is located at 1101 S. Mollison Avenue.

4. Cricket Communications/SDG&E Serena; Major Use Permit - P06-043, Lakeside Community Planning Area (Johnson)

This Major Use Permit is for an unmanned telecommunications facility located on a 1.37-acre parcel on Serena Road in the Lakeside Community Plan Area. Project components include construction, operation, and maintenance of three antennas to be placed on an existing 132-foot tall lattice style SDG&E transmission tower, making this a preferred location pursuant to Section 6986(2) of the San Diego County Zoning Ordinance. The antennas will be attached to the tower and located at a height of 64 feet 11 inches. Supporting equipment will be placed approximately 60 feet to the west of the transmission tower in a new concrete equipment shelter measuring 12 feet long by 9 feet wide by 8 feet tall. Landscaping is proposed on the south, west and north sides of the proposed equipment shelter to shield the equipment enclosure from view from the surrounding houses. Access to the site is provided by a private access road connected to Serena Road. The project site is surrounded by single-family residences and is zoned A70 with a General Plan Designation of 1 (Residential)

and a Regional Category of CUDA (Current Urban Development Area). There are two other transmission towers in the immediate vicinity of the lattice style transmission tower on which the antennas are proposed to be located.

5. **B/C 07-0004 - Waiver of Planned Development "P" Special Area Regulation, Pala-Pauma Subregional Planning Area (Slovick)**

This is a request for a waiver of the "P" Special Area Regulation Designator per Section 5804 (c) of the Zoning Ordinance. This section of the Zoning Ordinance allows the Planning Commission to waive the application of a Planned Development to a parcel of not more than five acres in area upon a finding that such a waiver is consistent with the General Plan and the purpose of these regulations.

The applicant is requesting a waiver of the "P" Special Area Designator to allow for the construction of a single-family residence and second dwelling unit. The "P" Special Area Regulation was adopted on May 7, 1986 by the Board of Supervisors, Ordinance Number 7124. The addition of the "P" Special Area Regulation was recommended by the Pala-Pauma Sponsor Group, Planning Commission, and the Department of Planning and Land Use in General Plan Amendment GPA 86-01, a General Plan Amendment, Rezone, and update to the Pala-Pauma Subregional Plan area, and the Valley Center Community Planning area. The 4.99-acre net site is located off Pauma Valley Drive on Cuesta de Camillia, a 60-foot wide private road easement within the Pala-Pauma Subregional Planning area. The property is zoned A70, Limited Agriculture, which requires a minimum parcel size of two acres, and is subject to the (EDA) Estate Development Area Regional Land Use Category and (17) Estate Residential Land Use Designation. The Estate Residential Land Use Designation provides for minor agricultural and low density residential uses.

6. **TENTATIVE MAP TIME EXTENSION**

Report of Administrative Action:

Tentative Map 5188E Time Extension: RV15 Use Regulation, Ramona Community Planning Area (Baltazar)

Request for administrative approval of a Tentative Map Time Extension for an approved subdivision map which proposes 12 single-family residential lots on 3.75 gross acres located at 11th Street and San Vicente Road.

Administrative Items**E. Director's Report**

- **Status Report on Administrative Permit (AD) 06-070 (Aquino)**

F. Report on actions of Planning Commission's Subcommittees.**G. Designation of member to represent Commission at Board of Supervisors.****H. Discussion of correspondence received by Planning Commission.****Department Report****I. Scheduled Meetings.**

June 15, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 29, 2007	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 13, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 27, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 10, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 24, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 7, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

is Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,
Reclamation Plans, Coastal Use Permit Cases,
Site Plans required by Specific Plans----- Within 10 calendar days after Planning
Commission action

Specific Plans, Specific Plan
Amendments, Road Matters, Rezones,
Agricultural Preserves, Plan Implementation
Hearings, General Plan Amendment
Hearings-----No appeal necessary since staff will
automatically transmit case to Board of
Supervisors.

Administrative Appeals, Variances,
Minor Use Permits, Plan Amendment
Authorizations-----No appeal possible to Board of Supervisors
Planning Commission action is final.